

**THE FOLLOWING IS  
NEEDED WHEN  
APPLYING FOR A  
SINGLE-FAMILY  
RESIDENCE:**



- Application
- Plat of Survey
- Site Plan
- Detailed Construction Plans
- (Res-Check or Plans to be Prescriptive)
- Copy of Truss Certificates (if proposed)
- Septic Plan (Approved copy when permit is issued)
- School Impact Fee Receipt
- Township, County or State access/culvert permit/sign-off)
- Copy of Plumber's State License, Business Registration & Letter of Intent.
- Copy of Roofer's State License

Visit our website for application and more detailed information.



**McHENRY COUNTY**  
**PLANNING AND DEVELOPMENT DEPARTMENT**  
**Mailing Address: 2200 N. Seminary Ave.**  
**Site Address: 667 Ware Rd.**  
**Woodstock, IL 60098**  
**Phone: 815\334-4560**  
**Fax: 815\334-4546**  
**Email: [plandev@co.mchenry.il.us](mailto:plandev@co.mchenry.il.us)**  
**Website: [www.mchenrycountyil.gov](http://www.mchenrycountyil.gov)**

**SINGLE-FAMILY  
RESIDENCE**

# GENERAL INFORMATION FOR SINGLE-FAMILY

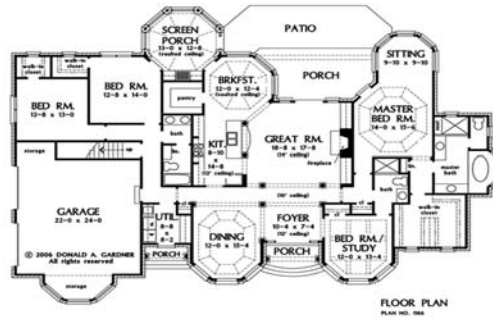
In unincorporated McHenry County, single-family residences are allowed to be built onsite (stick built), panelized or an approved modular dwellings (approved by the State of Illinois Department of Public Health). Single-Family Residences are required to meet the minimum room sq. ft. set forth in the IRC.

Single-family residences are required to meet setbacks, area coverage, height, etc. per the Unified Development Ordinance.

Stormwater rules may require properties to be protected with sediment control/silt fencing and be stabilized prior to completing and final inspection.

## Adopted Codes & Ordinances regulating the construction of single-family residences:

- UDO (Unified Development Ordinance)
- Stormwater Management Ordinance
- 2015 International Residential Code (for building and mechanical)
- 2008 National Electrical Code
- Illinois State Plumbing Code
- Illinois Energy Conservation Code
- McHenry County Amendments



## Permit Submittal, Fees & Review Steps

- Applications, site plan and checklist can be found on our website.
- Permit submittals are only accepted in person.
- Permit fees for a new single-family residence have been simplified. They are flat fees based on habitable square footage. The fee schedule can be found on our website.
- 25% of the permit fee is due at the time of application.
- The fee may be paid by cash, check or credit card.
- The applicant will work with a representative of each division (Zoning, Water Resources & Building) to verify the completeness of the submittal.
- If submittal is complete staff will generate a permit number & special instructions.
- The department objective is to complete the initial review within 10 business days.

## Inspections

Single-family residences require a multitude of inspections. These inspections must be called in and scheduled the day prior to inspection.

Inspections may be scheduled/requested in a A.M. or P.M. request, when permitted. Once all the inspections are conducted and passed, a certificate of occupancy is released, allowing you to move in and occupy the residence. Inspections include:

- Soil Erosion & Sediment Control Inspection
- Footing Inspection
- Re-bar Inspection (if necessary/pre-pour)
- Backfill Inspection
- Slab Inspection (Inspection of any plumbing, electrical or HVAC prior to pouring floor)
- Rough Plumbing, Electrical & Mechanical Inspection
- Rough Framing & Rough Grading Inspection
- Insulation Inspection
- Final Engineering/Stabilization Inspection
- Final Building Inspection

